

VARYING FACADES - COLOURS AND TEXTURES PROVIDE A PERSONALITY TO THE BUILDING, CREATES DISCUSSION



MASTER PLAN  
APARTMENTS FOR SENIORS AND JUNIORS

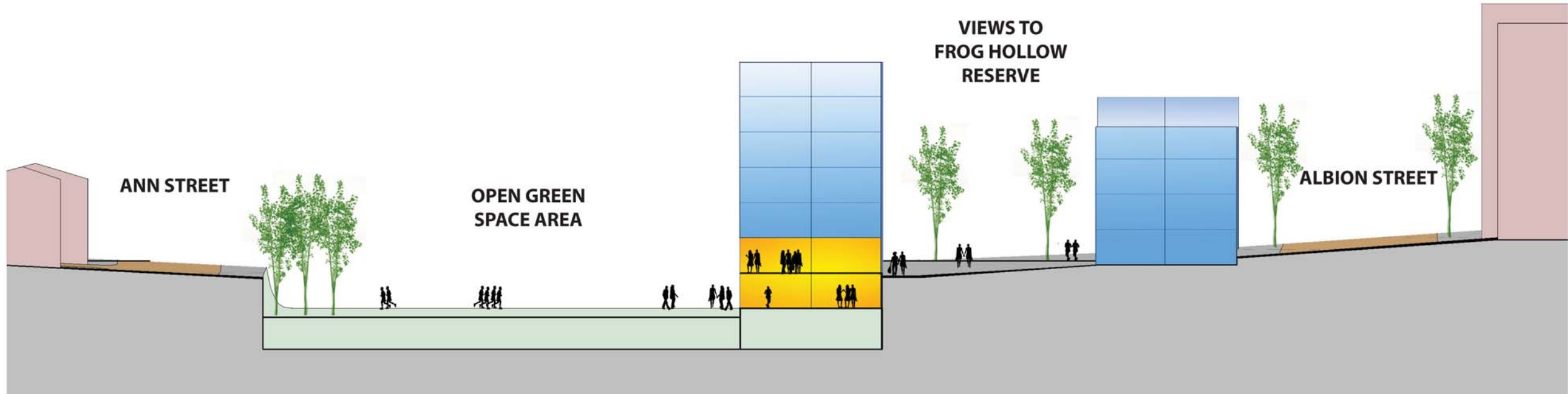
In 2008 part of the site was sold to Energy Australia \$50 000 000 for 5186sqm  
50 million divided by 5185 rough equals \$9643.20 per sqm

The masterplan proposes to occupy the entire site and develop medium and high rise housing.  
Total site area considered is 7851sqm

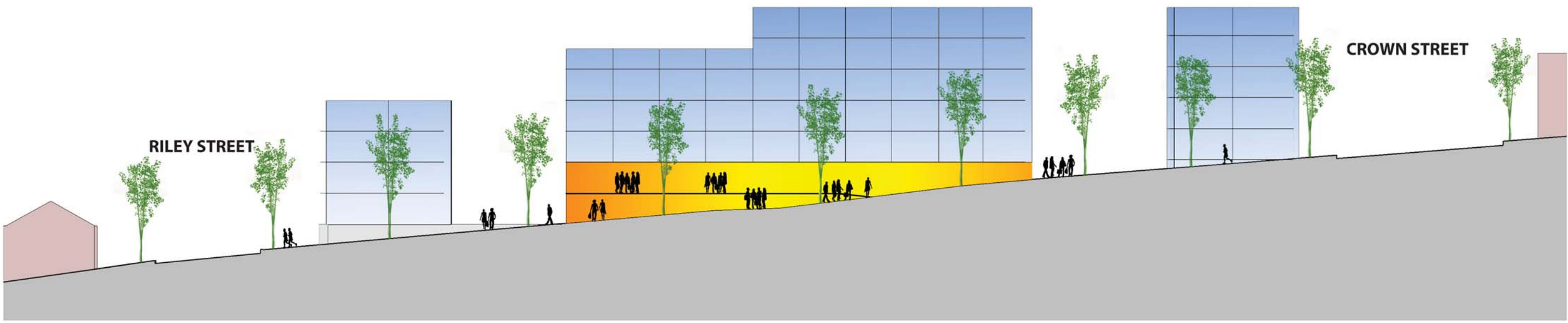
Rough FSR Controls is 3.5:1 for excavated part of site, whole site can be taken a 2.3:1 therefore 18057sqm can be developed  
Rough Height Restrictions vary as well from 40m, 25m, 18m, 15m, and 9m high.

The focus will be on efficient apartment living for individuals, couples and professionals, therefore approximately 50sqm as a rough base point. Therefore roughly 360 units could be developed on site.  
Current city housing new construction goes for \$500000 around \$180 000 000 return

This massing study represents 16500sqm of development  
The highest building is 7 storeys of rentable area, therefore approx 21m excluding roof height.  
Massing design uses 7.5m by 7m cores and circulation zones, providing around 330 units overall with 1000sqm of amenities,  
Buildings varying in height as ground level changes.  
At this stage the apartments will be evenly spread amongst generations until further research on space requirements

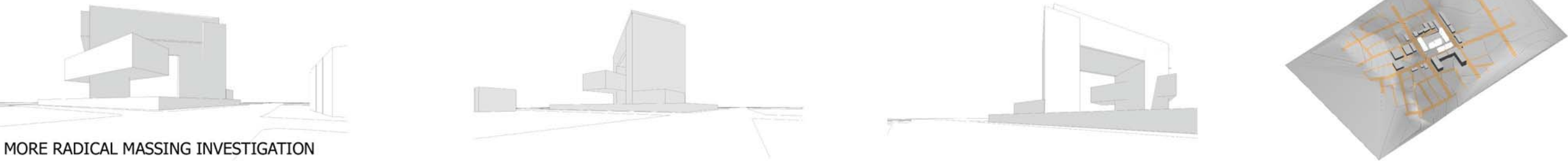


SECTION A



SECTION B

01m 5m 10m 15m  
Scale 1:400



MORE RADICAL MASSING INVESTIGATION